016.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,800 / 885,800
					USE VALUE:	885,800 / 885,800
					ASSESSED:	885,800 / 885,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORBES ANDREW
Owner 2:	FORBES-LEWIS JENNIFER
Owner 3:	
Street 1:	71 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAONE ROBERT J & MARIE E -
Owner 2:	-
Street 1:	71 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1905 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5450.000	419,000		466,800	885,800
Total Card	0.125	419,000		466,800	885,800
Total Parcel	0.125	419,000		466,800	885,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.05 | /Parcel: 465.0

Legal Description

User Acct 11329

GIS Ref

GIS Ref

Insp Date 02/02/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 016.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,000	0	5,450.	466,800	885,800	885,800	Year End Roll	12/18/2019
2019	101	FV	320,600	0	5,450.	496,000	816,600	816,600	Year End Roll	1/3/2019
2018	101	FV	320,600	0	5,450.	361,800	682,400	682,400	Year End Roll	12/20/2017
2017	101	FV	320,600	0	5,450.	315,100	635,700	635,700	Year End Roll	1/3/2017
2016	101	FV	320,600	0	5,450.	268,400	589,000	589,000	Year End	1/4/2016
2015	101	FV	307,900	0	5,450.	262,600	570,500	570,500	Year End Roll	12/11/2014
2014	101	FV	307,900	0	5,450.	215,900	523,800	523,800	Year End Roll	12/16/2013
2013	101	FV	307,900	0	5,450.	205,400	513,300	513,300		12/13/2012

!1379!

PRINT

Date	Time
12/10/20	16:59:56

LAST REV

Date	Time
02/05/19	12:41:04
danam	
1379	

USER DEFINED

Prior Id # 1:	11329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAONE ROBERT J	43723-432		9/16/2004		599,000	No	No		
	13002-250		6/25/1976		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1435	Redo Kit	13,500	C				
9/23/2014	1245	Solar Pa	14,400		9/23/2014			Install rooftop mo
9/13/2010	2006	Addition	80,000					ABOVE GAR/EXTEND

ACTIVITY INFORMATION

Date	Result	By	Name
2/2/2009	Meas/Inspect	189	PATRIOT
9/21/2005	MLS	BR	B Rossignol
1/13/2005	MLS	MM	Mary M
11/4/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5450		Sq. Ft.	Site		0	80.	1.07	1									466,799						466,800	

Total AC/HA: 0.12511 | Total SF/SM: 5450 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,799 | Spl Credit | Total: 466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25483871
Const Adj.:	0.99989998
Adj $ / SQ:	156.839
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439212
Depreciation:	20204
Depreciated Total:	419008

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

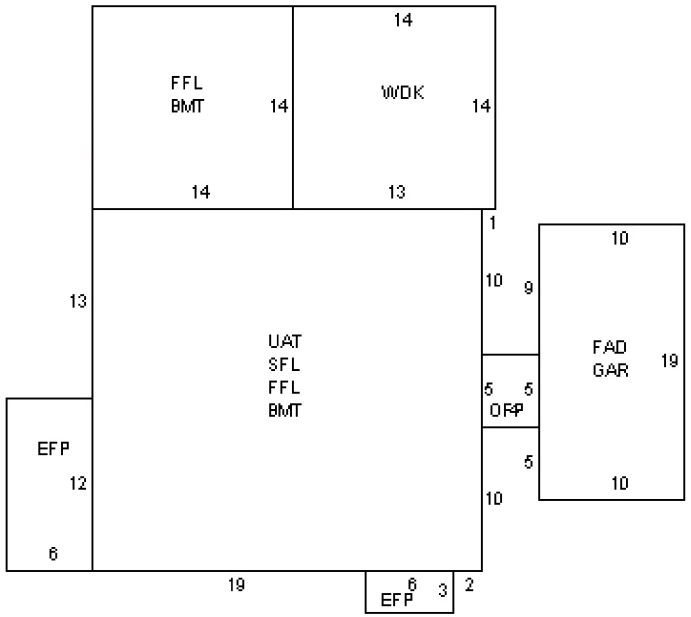
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.84
Special Features:	0	Val/Su Net:	128.06
Final Total:	419000	Val/Su SzAd	241.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	871	47.050	40,982
FFL	First Floor	871	156.840	136,607
SFL	Second Floor	675	156.840	105,866
WDK	Deck	196	11.100	2,176
FAD	Addition	190	156.840	29,799
GAR	Garage	190	28.160	5,349
UAT	Upper Attic	169	120.770	20,379
EFP	Enclos Porch	90	57.470	5,172
	Net Sketched Area:	3,272	Total:	347,210
Size Ad	1736	Gross Are	3778	FinArea 1905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	A	Y	1	9X6	A	AV	1995	0.00	T	19.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc